

# \$1,199,000 - 611 Brittany, Canyon Lake

MLS® #8331168

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## \$1,199,000

3 Bedroom, 4.00 Bathroom, 2,640 sqft  
Residential on 5.35 Acres

Heritage Estates, Canyon Lake, TX

Discover this absolutely immaculate custom home nestled on over 10 acres of breathtaking Texas Hill Country beauty! Mesmerizing views stretch for miles, showcasing the stunning essence of the Texas hill country. Your beloved horses will revel in this expansive property, offering wide-open spaces and seclusion. Inside, find a delightful blend of modern comforts and exquisite craftsmanship, including gas cooking, stone counters, custom cabinets, a tankless water heater, and a water softener—everything you'd anticipate in a thoughtfully designed custom home. Step outside to the large covered porch, complete with a cozy fireplace and an outdoor kitchen. Just minutes away from the lake, providing easy access to vibrant cities like San Antonio, New Braunfels, Gruene, Austin, along with shopping, wine tasting, and a plethora of exciting experiences. Moreover, this sale includes the neighboring 515 Pauline property, totaling 5.294 acres of pure Texas Hill Country bliss.



Built in 2018

## Essential Information

ListingFeed	abor_vow
MLS® #	8331168
List Price	\$1,199,000
Sale Price	\$1,030,000
Sale Date	October 31st, 2023

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,640
Acres	5.35
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	611 Brittany
Subdivision	Heritage Estates
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Available, High Speed Internet Available, Phone Available
Features	None
Parking	Additional Parking, Concrete, Garage
# of Garages	2
View	Hills
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Gas Oven, Cooktop, Dryer, Exhaust Fan, Gas Cooktop, Microwave, Refrigerator, Water Softener, Tankless Water Heater, Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1

Stories One

### **Exterior**

Exterior Features Balcony, Gas Grill, Outdoor Grill

Lot Description Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Level, Native Plants, Many Trees

Windows Insulated Windows

Roof Composition, Shingle

Construction Masonry, Stone

Foundation Slab

### **School Information**

District Comal ISD

Elementary Startzville

Middle Mountain Valley Middle

High Canyon Lake